



Planning Board Staff Report

Meeting Date: June 2, 2023

TO: Marco Island Planning Board

FROM: Mary P. Holden, Planning Manager

DATE: May 22, 2023

RE: 711 and 731 S. Collier Blvd., Marco Island, Site Development Plan (SDP) 22-000216

PROJECT DESCRIPTION:

The proposal is for a 50-foot high, five levels (but only two stories*), mixed-use building containing 251 parking spaces, 141 spaces for paid parking, 14 residential units, and three restaurants with a combined total of 324 seats (109 required parking spaces for the residential units and three restaurants and 1 for the Marco Island Police Dept.). A companion application for a conditional use permit follows this review since mixed use requires a conditional use permit. Attached are the application, narrative, and plans.

* Overlay District Two-b states the maximum building height is four stories not to exceed 50 feet. The definition of "story" "a habitable floor level within a building, no more than 14 feet high from floor to ceiling."* (Sec. 30-629)

PLEASE NOTE: Since the Site Development Plan ("SDP") application and the Conditional Use Permit application ("CUP") ask for the same information only one set of plans and documents will be provided for both applications. Therefore, please refer to the plans provided with this SDP report when reviewing the CUP report.

OWNER:

Nigam ET AL, Prateek
6294 Union Island Way
Naples, FL 34113

AGENT:

American Engineering Consultants of Marco Island, Inc.
573 Bald Eagle Dr.
Marco Island, FL 34145

PROJECT ADDRESS:

Street Address: 711 and 731 S. Collier Blvd.,
Marco Island, FL 34145

Legal Description: MARCO BCH UNIT 10, BLOCK 348, LOTS 2 and 3 and MARCO BCH UNIT
10, BLOCK 348, LOT 1, Public Records of Collier County, FL

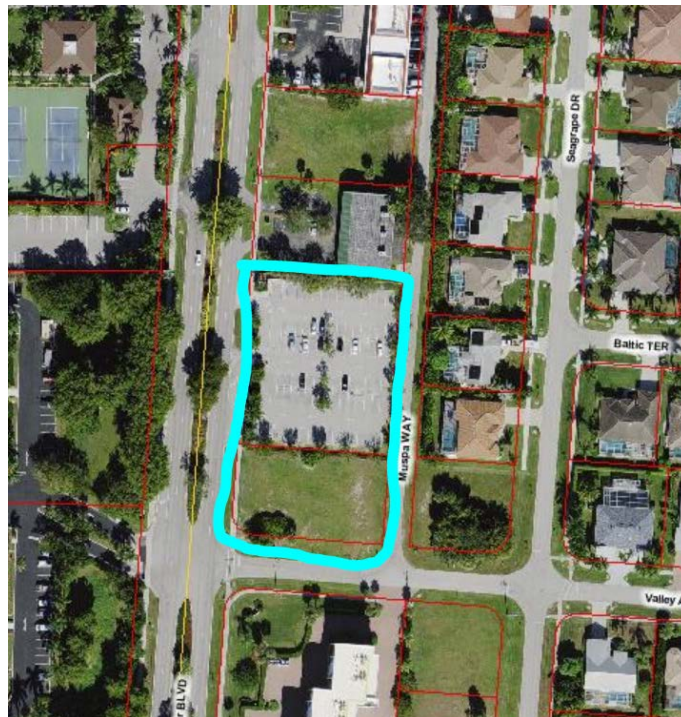
Property ID#
Zoning:

57871720009 and 57871640008
C-3 (Commercial Intermediate), Overlay District Two-b, Collier Blvd. Pedestrian Tourist
Subdistrict,

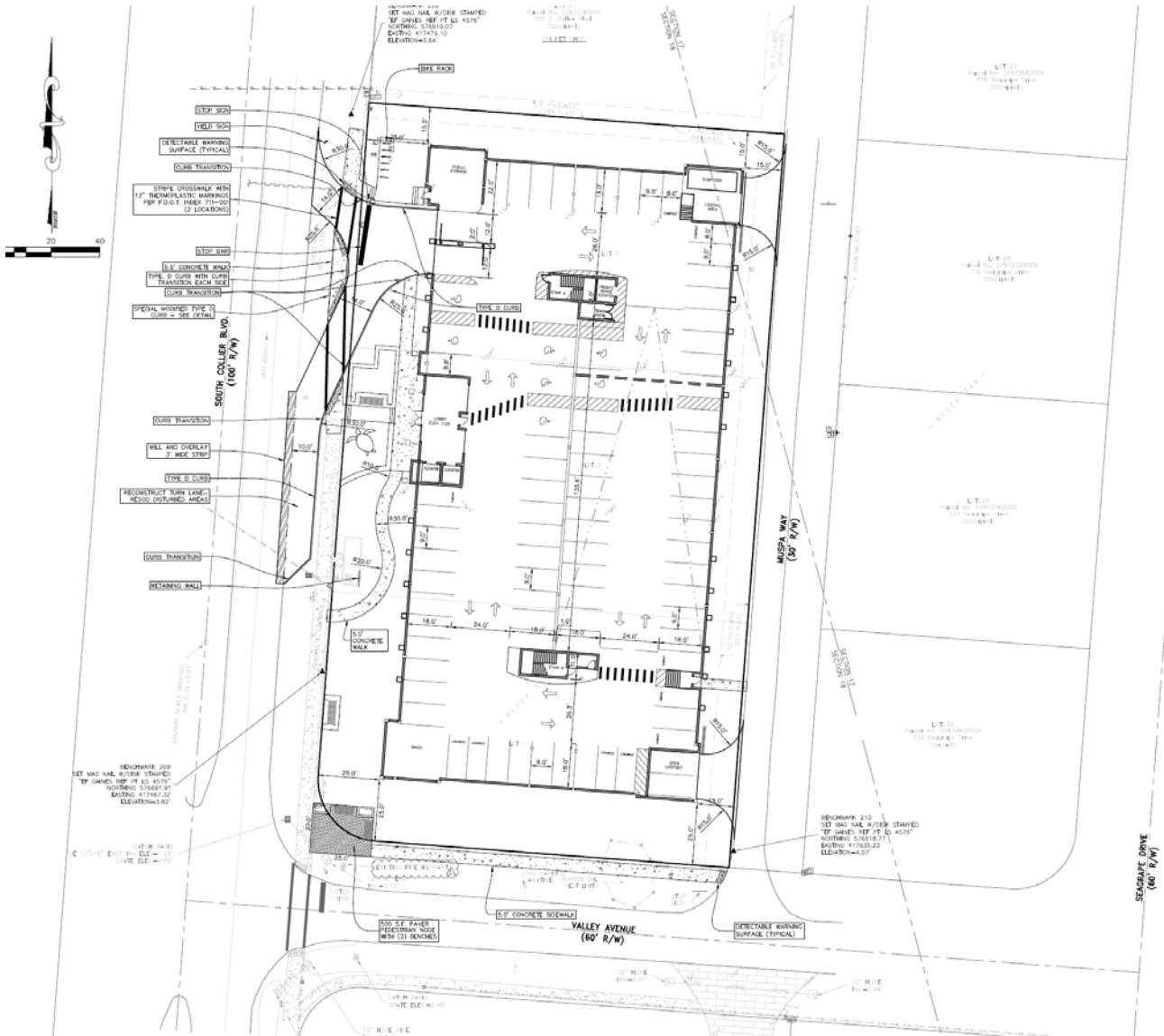
SUBJECT PARCEL ZONING MAP:



SUBJECT PARCEL AERIAL:



PROPOSED SITE PLAN



STAFF ANALYSIS

The Neighborhood Information Meeting was held on April 28, 2023 at Mackle Park. There were speakers in support of the project. The main points of concern expressed were traffic and use of the beach in front of certain condominiums. The transcript is attached. Also attached are letters from surrounding residents voicing their concerns.

The proposed SDP complies with the City of Marco Island Land Development Code ("LDC"), and no variances are being requested. The building height is compliant with the 50 foot high maximum. As a reminder, building height is measured from the base flood elevation ("BFE"), and this property is located in an AE 10 base flood elevation category. Therefore the measurement starts from BFE 10 and tops out at an elevation of 60 feet from BFE.

The current “Turtle” parking lot accommodates approximately eighty (80) pay for parking spaces. The proposal is to increase the number of pay parking spaces from 80 to a total of 141 pay for parking spaces. In addition, there will be a men and womens’ restroom, bike racks, and public storage.

The fourteen (14) residential units will consist of 3 bedrooms with either 2 or 3 bathrrms. A pool is proposed to be constructed on the fourth floor. The pool will be for the use of only the residential units. There are 28 parking spaces designated specifically for the residential units.

There are three potential restaurant sites on the fourth floor (pursuant to the floor plan), with a combined total of 324 seats. Based on the proposed number of restaurant seats, the City’s LDC requires that the owner include 81 parking spaces. The Site Development Plan currently provides for the required 81 parking spaces for the restaurant seating.

Justin Martin, PE, our Public Works Director, reviewed the Traffic Impact Statement and had no issues with the report.

PLANNING BOARD ACTION

Staff recommends the Planning Board approve SDP 22-0000216 with the following conditions:

1. The property owner must obtain approval of Conditional Use Permit Application Number 22-000218. If Conditional Use Permit Application Number 22-000218 is not approved, Site Development Plan 22-000216 is null and void.